

2000-0069

LAND PARTITION & BOUNDARY LINE ADJUSTMENT

LOCATED IN NW 1/4 SECTION 4, T30S, R5W, W.M.



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3A OF THE MINOR LAND PARTITION 1990-0062 INTO THREE PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPT. FILE NO. 98-270.

MONUMENTS FOUND AS RECORDED ON MLP1990-0062, AND THE TWO MONUMENTS FOUND AS SET FOR REFERENCE TO THE NORTH EAST AND NORTH WEST PROPERTY CORNERS OF PARCEL 3A, WERE USED TO CONTROL THIS SURVEY. RECORD DATA TO SUPPORT THIS SURVEY WAS FOUND ON INSTRUMENTS M73-44, M101-38, AND MLP 1990-0027. THE BASIS OF BEARING WAS ESTABLISHED ALONG THE EAST RIGHT OF WAY OF LUKE COURT.

THE CONDITIONAL RE-ALIGNMENT OF PART OF LUKE COURT BY PUBLIC WORKS, REQUIRED ADDITIONAL RIGHT-OF-WAY WIDTH. THE NORTH 15 FEET OF PARCEL 3A IS DEDICATED TO LUKE COURT RIGHT-OF-WAY. TWO MONUMENTS WERE SET BY WILLIAM J. RUPPERT TO REFERENCE THE NW AND THE NE CORNER MONUMENTS OF PARCEL 3A PRIOR TO THIS LAND PARTITION.

THE RIGHT-OF-WAY MONUMENT AT THE NORTHWEST CORNER OF THE INTERSECTION OF ALLEN STREET AND LUKE COURT WAS NOT FOUND. A 5/8" IRON ROD, BADLY BENT, WAS FOUND AT THE NE CORNER OF THE INTERSECTION, BUT I FOUND NO RECORD OF IT'S ORIGIN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KENNETH C. AND EUNICE L. LAURANCE ARE THE CO-TRUSTEES OF THE LAURANCE FAMILY TRUST, OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Kenneth C. Laurance
KENNETH C. LAURANCE

Eunice L. Laurance
EUNICE L. LAURANCE

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED OF THE LAND PARTITION SHOWN HEREON AND DESCRIBED AS PARCEL 3A OF MINOR LAND PARTITION 1990-0062, AS RECORDED ON INSTRUMENT 98-16864, BOOK 1553, PAGE 877, OF THE DOUGLAS COUNTY DEED RECORDS. EXCEPTING THE NORTHERLY 15' OF SAID PARCEL 3A TO BE DEDICATED FOR RIGHT OF WAY.

SUBJECT TO AN EASEMENT FOR UTILITIES, 10 FEET IN WIDTH, FULL LENGTH ALONG THE SOUTH BOUNDARY OF THE NEWLY CREATED PARCELS 1, 2, AND 3.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4811 TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Beedle

OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798

EXPIRES 12-31-01

LINE TABLE

THIS SURVEY	RECORD
L-1 N0°31'20"E 23.92'	—
L-2 N0°25'05"E 23.88'	(N0°34'49"E 23.94')
L-3 —	(N0°15'31"E 15.00')
L-4 —	(N0°30'36"E 15.00')

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF Aug, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENNETH C. LAURANCE AND EUNICE L. LAURANCE, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Walter L. Allen
NOTARY PUBLIC, STATE OF OREGON, DOUGLAS COUNTY

Keith L. Cubie 10/11/00
DOUGLAS COUNTY PLANNING DIRECTOR DATE

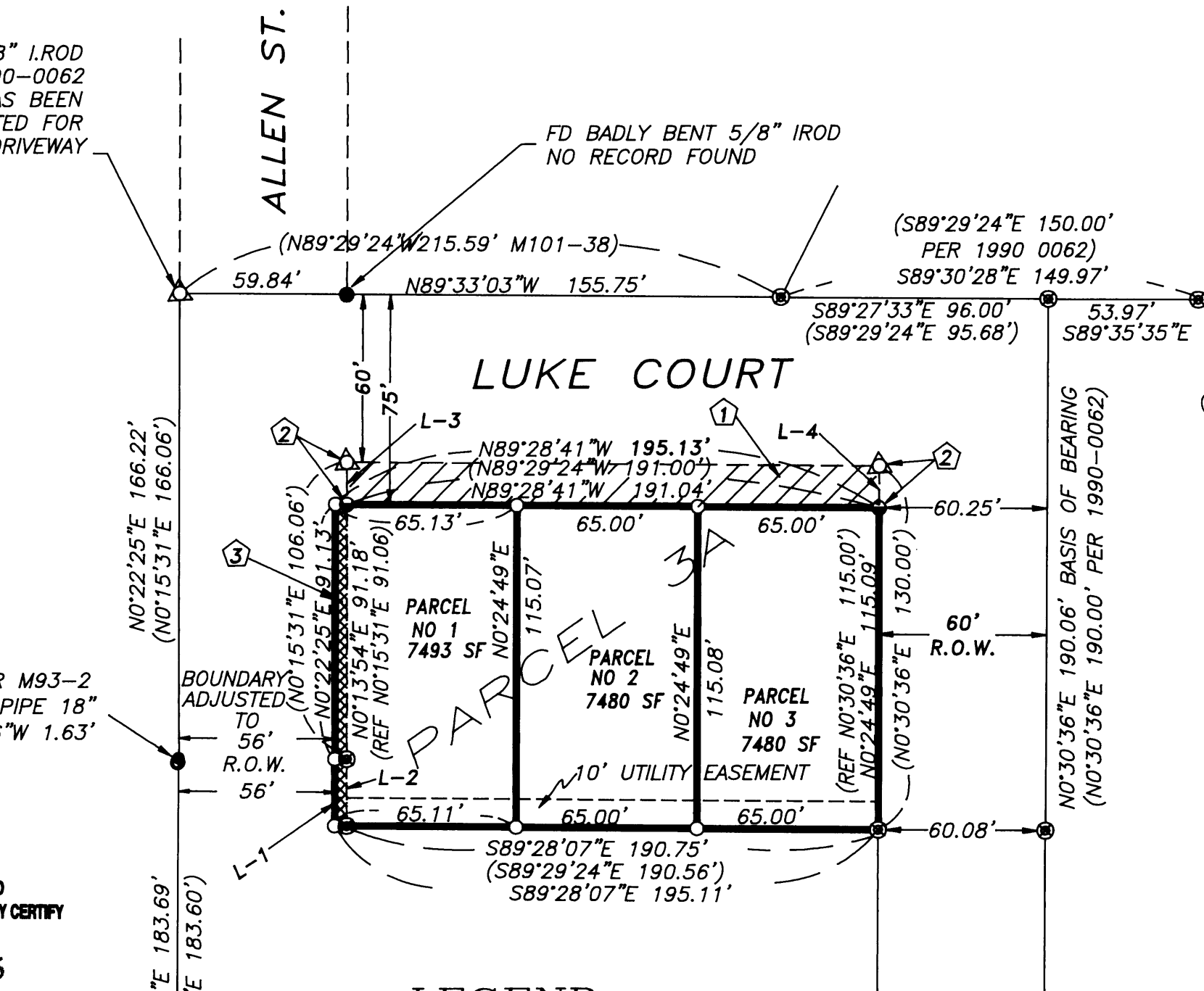
Romy Wan 10-11-00
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
James B. Kuegel 10-11-00 AM
DOUGLAS COUNTY TAX COLLECTOR DATE PM

FILED THIS 12th DAY OF October, 2000 11:36 O'CLOCK AM



2000-20785



LEGEND

- SET 5/8"X30" IRON ROD W/PC 'LS 2798'
- () AS PER MLP 1993-0062 OR AS NOTED
- FOUND 5/8" I. ROD PER MLP 1990-0062
- FOUND 5/8" I.ROD AS NOTED
- FOUND 1/2" I.P.I.P.E AS NOTED
- REFERENCE MONUMENTS SET BY BILL RUPPERT
- △ CALCULATED POSITION
- ① ADDITIONAL 15 FT. WIDE BY 195.13' STRIP TO BE DEDICATED FOR RIGHT OF WAY
- ② ORIGINAL MONUMENTS PER MLP 1990-0062 WERE REFERENCED PRIOR TO REMOVAL FOR ROAD CONSTRUCTION. REFERENCE MONUMENTS WERE SET BY WILLIAM RUPPERT 15.00' SOUTH ALONG PARCEL 3A EAST & WEST PROPERTY LINES.
- ③ ADJUSTED BOUNDARY OF PRIVATE ROAD RIGHT OF WAY TO WIDTH OF 56', ADJUSTED FULL LENGTH OF THE WEST BOUNDARY OF PARCEL 1.

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert

JULY 12, 1968
WILLIAM J. RUPPERT
866

MY REGISTRATION
EXPIRES 12/31/2000

SEWER: TRI-CITY SANITARY DIST.
WATER: TRI-CITY WATER DIST.
NUMBER OF PARCELS: THREE (3)
COMP. PLAN: RMD
ZONE: R-1
PLANNING FILE NO. 98-270

STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDING OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
00 OCT 12 AM 11:36
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carl Engel*
FEE PP

2000-20785

SURVEYOR'S CERTIFICATE:

I, WILLIAM J. RUPPERT, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TWO REFERENCE CORNERS OF PARCEL 3A AS INDICATED ON THE PARTITION PLAT SHOWN HEREON.

SCALE: 1"=50'
DATE: JULY 21, 2000

SURVEYED FOR:
KEN LAURANCE
75 PLIN STREET
MYRTLE CREEK, OR 97457

DAVID J. BEEDLE
PROFESSIONAL
LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

2000-0069